



**HIGHLY REFURBISHED 7/8 BEDROOMED BED & BREAKFAST,
WITH SELF CONTAINED OWNERS ANNEXE AND
CAR PARKING**

KNOWN AS

**SOUTHCLIFFE BED & BREAKFAST
34 LEE ROAD, LYNTON, NORTH DEVON, EX35 6BS**

For Sale By Private Treaty Subject to Contract

- 7/8 refurbished en-suite letting bedrooms, 2 with balconies*
- Self contained one bedroomed owners annexe, lounge with wood burner, dining room / office, private patio and garden*
- Guest breakfast room with feature bay window, second guests breakfast room / lounge*
 - Private car parking to front and rear*
 - 5 star Trip Advisor rating*
- Considerable refurbishment work undertaken in recent years*

PRICE: Offers are invited in the region of £589,950 Freehold to include trade fixtures, fittings and equipment and the goodwill of the business plus SAV

LOCATION

These quite unique towns – Lynmouth on the harbour at the bottom of the cliff and Lynton overlooking at the top – are set in a stunning coastal location on the edge of Exmoor. Linked by the historic Lynton and Lynmouth Cliff Railway, the towns attract a steady stream of visitors all year round. Lynton and Lynmouth and the wider rural area also have a settled, self-reliant, living and working community that supports the development and growth of the local economy and makes use of the local shops, cafes, services and restaurants. Road and bus services connect Lynton and Lynmouth to nearby Porlock (12 miles), Combe Martin (13 miles), Ilfracombe (19 miles) and Barnstaple (18 miles).

THE SITUATION

Southcliffe occupies an elevated position on Lee Road, being the main arterial road through the village and close to a host of facilities and amenities being a short level walk away including restaurants, bars, tea rooms, shops, Pharmacy and Post Office with the premises also being close to the Tourist Information Office and the famous funicular railway. The Valley of Rocks, South West Coast Path, Exmoor and North Devon coast are nearby, offering spectacular scenery and beautiful walks, with the property itself having views towards Countisbury Hill and Summerhouse Hill.

THE PROPERTY AND CONSTRUCTION

Having originally been constructed in the Victorian era, the main building is of three storey construction under a pitched slate roof with a feature slate 'pepper pot' turret. There is brick facing to all elevations with a single

storey extension to the rear which provides a self contained one bedroomed owners annexe and lounge. The guests accommodation comprises 7/8 en-suite letting bedrooms, guest breakfast room with feature bay window and guest lounge / second breakfast room. There are many period features throughout the property including mosaic tiled hallway flooring, fireplaces, picture rails, ceiling cornicing and balconies with feature balustrade. The property has been subject to considerable refurbishment in the recent years with works including bedroom and en-suite refurbishments, balcony replacement, installation of a pressurised water system, new electrics, new furniture, new boiler, chimney rebuild, retaining wall with the property having been decorated externally in 2019. Unusually for property in Lee Road there is car parking to the front as well as the rear with a guests seating area to the front leading from the guest lounge. Beyond the front car park is an owners garage / workshop, private patio and garden.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest of this Grade II Listed property.

THE BUSINESS

The business is currently operated by a husband and wife partnership trading through choice between March through to October, with no staffing employed. Turnover for the last 3 years has been approximately £70,000, on a Bed and Breakfast basis only, with an adjusted net profit of approximately £40,000 even with 'one off' repairs and maintenance undertaken. The majority of trade comes from online sources such as

Booking.com, our clients own website, and repeat trade with a minimum stay policy of 2 nights. Our clients would be happy to provide a handover / training period should interested parties desire.

THE STOCK

Any current stock to be purchased at valuation upon completion.

THE INVENTORY

The property is sold with an inventory of trade fixtures, fittings and equipment.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

THE ACCOMMODATION (*comprises*)

Reception hallway with mosaic tiled floor, under stairs store

BREAKFAST ROOM

16`6 x 12`5 (5.00m x 3.80m) Bay window, carpet, fireplace with wood surround and slate hearth, picture rail and ceiling coving, ceiling rose, radiator heating, table and chair seating for up to 12 covers

GUESTS LOUNGE / SECOND BREAKFAST ROOM

Fireplace with marble effect surround, inset electric fire, ceiling rose and cornicing, radiator heating, carpet, doors leading to guest patio area

KITCHEN

4 hob induction cooker, dishwasher, 3 x fridges, eye and base units, worktops, extractor, stainless steel single drainer sink, double glazing, vinyl flooring, radiator heating, fire system, central island, rear entrance

OWNERS DINING ROOM / OFFICE

19`8 x 10`10 (6.00m x 3.30m) Radiator heating, carpet, picture rail and ceiling coving, fire alarm system

Side hallway with separate entrance to owners accommodation

OWNERS LOUNGE

15`0 x 13`9 (4.55m x 4.20m) 2 x Velux windows, multi fuel burner with slate hearth, carpet, double glazing, radiator heating

OWNERS BEDROOM

18`5 x 13`9 (5.60m x 4.20m) Carpet, double glazing, radiator heating, fitted wardrobes, 3 piece en-suite bathroom with low level w.c., wash hand basin, bath with shower over

FIRST FLOOR

Landing with carpet, storage cupboard

BEDROOM 1

King size double, carpet, radiator heating, picture rail, dado rail, ceiling rose, balcony with seating, 3 piece en-suite bathroom

BEDROOM 2

14`10 x 10`9 (4.50m x 3.25m) Kingsize, carpet, radiator heating, balcony seating area, vanity unit, 2 piece shower room

BEDROOM 3

13`3 x 11`6 (4.05m x 3.50m) Double, carpet, radiator heating, picture rail, 3 piece en-suite shower room

BEDROOM 4

12`2 x 11`5 (3.70m x 3.45m) Super king / twin, carpet, radiator heating, 3 piece en-suite shower room

SECOND FLOOR

Landing with carpet, Velux window, airing cupboard with 300 litre water tank

BEDROOM 5

17`4 x 10`9 (5.30m x 3.25m) Super king / twin, beamed ceiling with roof turret, down lighters, 3 piece en-suite shower room

BEDROOM 6

13`3 x 10`10 (4.05m x 3.30m) Currently storage but formerly a double bedroom, radiator heating, carpet, 3 piece en-suite shower room

BEDROOM 7

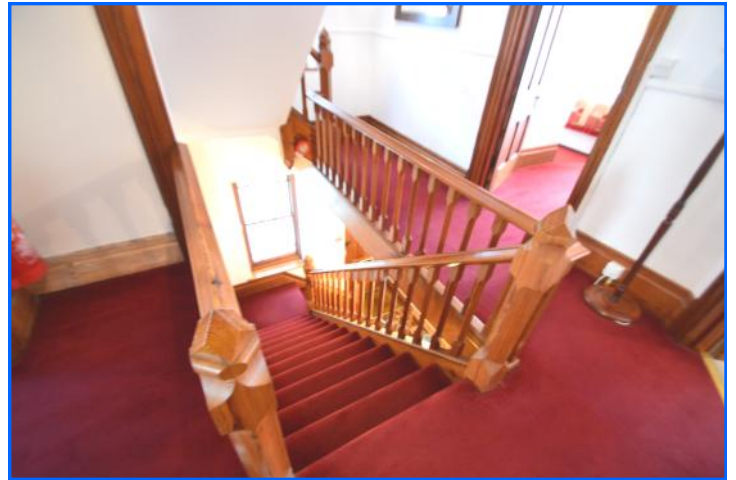
13`6 x 10`3 (4.10m x 3.10m) Double, carpet, radiator heating, down lighters, garden view, 3 piece en-suite shower room

BEDROOM 8

15`1 x 10`11 (4.60m x 3.30m) Double, carpet, radiator heating, garden view, 3 piece en-suite shower room

OUTSIDE

Unusually for property on Lee Road there is car parking to the front of the property for 3 vehicles with 3 further spaces to the rear. Accessed from the guest lounge / second breakfast room is a guest patio area which is surrounded by established flowers and shrubs. At the side of the property is an owners garage / workshop and adjoining this is a laundry room with 2 x tumble dryers and 1 x semi professional washing machine. The owners not only have their own private patio area but also a private garden area which is predominately laid to lawn with some established bushes and trees.



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
 TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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